

January 12, 2026

**Toronto and East York Community Council**  
**Toronto City Hall**  
**100 Queen Street West, Suite C47**  
**Toronto, ON M5H 2N2**

**Proposed Mid-Rise Development**  
**409 Huron Street, Toronto Ontario**  
**City files: 19 152383 STE 11 OZ and 23 126551 STE 11 OZ**

Dear Members of Council,

This letter is provided on behalf of the ownership for the lands known as 409 Huron Street in the City of Toronto, which are the subject of planning applications to facilitate retention of the existing heritage dwelling, and addition of an 11 storey mid-rise apartment building which will include 136 student rental apartment units.

The ownership has reviewed, and agrees with the contents of, the staff recommendation report which is scheduled to be considered by Council at the January 13, 2026 Toronto and East York City Council Meeting.

We understand that a motion is being considered to ensure certain sustainable measures are incorporated into the development through the future site plan agreement, specifically this letter represents our firm commitment to include the following measures as part of the development:

1. an outdoor, publicly accessible source of drinking water;
2. outdoor seating, within or adjacent to the Huron Street public right-of-way in consultation with Transportation Services; and
3. low-carbon energy strategy as part of the site plan agreement that includes at least the following sustainability measures:
  - a. a highly energy-efficient building envelope;
  - b. low carbon building heating and cooling, including heat pumps and Energy Recovery Units that provide sensible and latent heat recovery from ventilation in each suite;
  - c. ample electrical outlets for bicycle charging in the interior bicycle parking area;
  - d. fixtures and appliances that are efficient in their use of water and energy;
  - e. electric-only heat, appliances or fireplaces in the residential units;
  - f. improved Stormwater Management Measures;
  - g. installation of outdoor (dark sky) downward LED lighting;
  - h. conduit to allow for electric vehicle supply equipment for 100 percent of motor vehicle parking;
  - i. green roof; and,
  - j. construction waste diversion.

The above list is a minimum commitment, as it is expected that through site plan detailed design other sustainable measures, materials, and practices will be identified to improve energy and construction performance of the structure exceeding Tier 1 of the Toronto Green Standard. At that time, our group will also explore the possibility to implement alternative construction systems for the building itself, such as pre-fabricated wood construction systems, in accordance with the building code.

With respect to construction timing, a Site Plan application will be initiated following a Council decision for current Official Plan Amendment and Zoning By-law Amendment applications, following which construction drawings to support a Building Permit application will need to be prepared, submitted to the City, and reviewed. On this basis, we expect that construction could begin as soon as Q2 of 2027.

It is understood that construction activities can be disruptive to the community, and that concerns related to construction on this site have been raised through consultation. This letter also represents our formal commitment to work with your office, the community, and technical staff at the City to develop a suitable Construction Management Plan (CMP) which will minimally:

1. ensure public spaces are not used for any staging;
2. utilize a Just In Time (JIT) approach to materials delivery which will limit the need for staging on the site;
3. designate staging to the site (the available front yard area which will not contain buildings), and only if necessary to other lands owned by the applicant in the area where appropriate in consultation with the City;
4. include measures to control and contain dust and debris, maintaining and protecting the public realm.
5. respect and uphold all City By-laws, such as those related to noise.

With respect to community benefits post construction, the scale of the development results in a Planning Act requirement to provide payment of community benefits charges to assist the City in delivering benefits as outlined in the Community Benefits Charge Strategy for initiatives including parks, community facilities, affordable housing, transit and active transportation. While we believe the student housing and rental replacement uses also address a community need for specific housing forms, we would also be agreeable to a requirement in the implementing amendments which would secure commercial/retail space on the ground floor of the development facing Huron Street, should such a motion be advanced, noting that the current instruments do not contain this language.

We are available to discuss any questions you may have, and appreciate all of the work and collaborative efforts that have been made here.

Sincerely,

Zheng Wei  
2524991 Ontario Corporation